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## Chapter 4

### Appendix Section

- District-Level, Current Tax Base by Land Use, 1999
  - District-Level, Residential Development Trends, 1990-1999
- District-Level, Employment-Generating Development Trends, 1990-1999

**Downtown District**
**Current Tax Base by Land Use, 1999**
**COMMERCIAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	7	1.82	38,824	\$663,600	\$1,214,600	\$1,878,200	\$31.28	\$8.37	\$364,615	0.49
MXC	Mixed Use-Commercial	15	2.82	161,571	\$1,678,700	\$3,758,300	\$5,437,000	\$23.26	\$13.67	\$595,284	1.32
C	Commercial	59	17.05	301,491	\$6,356,700	\$12,546,800	\$18,903,500	\$41.62	\$8.56	\$372,827	0.41
O	Professional Offices	14	4.17	41,795	\$791,700	\$1,971,300	\$2,763,000	\$47.17	\$4.36	\$189,856	0.23
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
LOT	Parking Lot	1	0.17	0	\$78,500	\$8,400	\$86,900	\$0.00	\$10.60	\$461,765	0.00
	<b>TOTAL</b>	<b>96</b>	<b>26.03</b>	<b>543,680</b>	<b>\$9,569,200</b>	<b>\$19,499,400</b>	<b>\$29,068,600</b>	<b>\$35.87</b>	<b>\$8.44</b>	<b>\$367,622</b>	<b>0.48</b>

**RESIDENTIAL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	40	10.21	71,122	\$1,645,200	\$3,204,100	\$4,849,300	\$45.05	\$3.70	\$161,136	0.16
RR	Single Family (Rural)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
DP	Duplex	4	0.53	5,337	\$49,000	\$192,100	\$241,100	\$35.99	\$2.12	\$92,453	0.23
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	202	14.30	143,065	\$2,851,374	\$6,405,323	\$9,256,697	\$44.77	\$4.58	\$199,391	0.23
	<b>TOTAL</b>	<b>246</b>	<b>25.04</b>	<b>219,524</b>	<b>\$4,545,574</b>	<b>\$9,801,523</b>	<b>\$14,347,097</b>	<b>\$44.65</b>	<b>\$4.17</b>	<b>\$181,529</b>	<b>0.20</b>

**AGRICULTURAL AND VACANT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
A	Agricultural	0	0.00	-	\$0	\$0	\$0	-	\$0.00	\$0	-
V	Vacant	26	4.12	-	\$1,049,700	\$0	\$1,049,700	-	\$5.85	\$254,782	-
FC	Unknown	14	6.10	-	\$0	\$0	\$0	-	\$0.00	\$0	-
ER	Error	7	1.55	-	\$320,800	\$977,400	\$1,298,200	-	\$4.75	\$206,968	-
	<b>TOTAL</b>	<b>47</b>	<b>11.77</b>	<b>-</b>	<b>\$1,370,500</b>	<b>\$977,400</b>	<b>\$2,347,900</b>	<b>-</b>	<b>\$2.67</b>	<b>\$116,407</b>	<b>-</b>

**CIVIC AND INSTITUTIONAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
CV	Civic	24	13.87	-	\$2,675,500	\$10,490,000	\$13,165,500	-	\$4.43	\$192,898	-
U	University	11	5.26	-	\$1,242,000	\$3,221,500	\$4,463,500	-	\$5.42	\$236,122	-
P	Parks and Trails	0	0.00	-	\$0	\$0	\$0	-	\$0.00	\$0	-
ROW	Right of Way	0	0.00	-	\$0	\$0	\$0	-	\$0.00	\$0	-
	<b>TOTAL</b>	<b>35</b>	<b>19.13</b>	<b>-</b>	<b>\$3,917,500</b>	<b>\$13,711,500</b>	<b>\$17,629,000</b>	<b>-</b>	<b>\$4.70</b>	<b>\$204,783</b>	<b>-</b>

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Southwest District**
**Current Tax Base by Land Use, 1999**
**COMMERCIAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	1	0.46	5,224	\$45,000	\$163,400	\$208,400	\$31.28	\$2.25	\$97,826	0.26
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	7	27.42	85,565	\$1,937,600	\$4,851,000	\$6,788,600	\$56.69	\$1.62	\$70,674	0.07
O	Professional Offices	3	1.21	8,351	\$258,500	\$857,900	\$1,116,400	\$102.73	\$4.90	\$213,231	0.16
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
LOT	Parking Lot	5	12.61	0	\$438,141	\$0	\$438,141	\$0.00	\$0.80	\$34,746	0.00
TOTAL		16	41.70	99,140	\$2,679,241	\$5,872,300	\$8,551,541	\$59.23	\$1.48	\$64,253	0.05

**RESIDENTIAL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	298	117.96	573,405	\$11,056,500	\$44,263,000	\$55,319,500	\$77.19	\$2.15	\$93,731	0.11
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	56	0.74	36,697	\$354,000	\$2,200,000	\$2,554,000	\$59.95	\$10.94	\$476,365	1.13
TH	Townhouse	246	17.09	324,632	\$1,791,000	\$19,606,600	\$21,397,600	\$60.40	\$2.41	\$104,783	0.44
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	1,686	89.99	899,830	\$3,637,003	\$53,469,030	\$57,106,033	\$59.42	\$0.93	\$40,417	0.23
TOTAL		2,286	225.78	1,834,565	\$16,838,503	\$119,538,630	\$136,377,133	\$65.16	\$1.71	\$74,578	0.19

**AGRICULTURAL AND VACANT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
A	Agricultural	3	522.53	-	\$2,869,400	\$563,400	\$3,432,800	-	\$0.13	\$5,491	-
V	Vacant	32	147.37	-	\$2,174,900	\$0	\$2,174,900	-	\$0.34	\$14,758	-
FC	Unknown	8	13.38	-	\$0	\$0	\$0	-	\$0.00	\$0	-
ER	Error	5	4.44	-	\$457,500	\$867,700	\$1,325,200	-	\$2.37	\$103,041	-
TOTAL		48	687.72	-	\$5,501,800	\$1,431,100	\$6,932,900	-	\$0.18	\$8,000	-

**CIVIC AND INSTITUTIONAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
CV	Civic	15	98.14	-	\$1,903,500	\$6,401,600	\$8,305,100	-	\$0.45	\$19,395	-
U	University	8	795.21	-	\$6,197,100	[1]	\$6,197,100	-	\$0.18	\$7,793	-
P	Parks and Trails	26	31.68	-	\$242,954	\$37,500	\$280,454	-	\$0.18	\$7,668	-
ROW	Right of Way	24	25.84	-	\$0	\$0	\$0	-	\$0.00	\$0	-
TOTAL		73	950.88	-	\$8,343,554	\$6,439,100	\$14,782,654	-	\$0.20	\$8,775	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Midtown District**
**Current Tax Base by Land Use, 1999**
**COMMERCIAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	1	3.24	9,518	\$84,000	\$297,500	\$381,500	\$31.26	\$0.60	\$25,928	0.07
MXC	Mixed Use-Commercial	2	2.17	42,811	\$368,800	\$1,198,800	\$1,567,600	\$28.00	\$3.91	\$170,226	0.45
C	Commercial	94	100.37	878,976	\$13,161,800	\$35,093,300	\$48,255,100	\$39.93	\$3.01	\$131,135	0.20
O	Professional Offices	15	11.33	60,286	\$968,300	\$2,296,100	\$3,264,400	\$38.09	\$1.96	\$85,494	0.12
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	1	8.63	95,832	\$313,500	\$3,438,300	\$3,751,800	\$35.88	\$0.83	\$36,309	0.25
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
LOT	Parking Lot	35	27.43	0	\$1,811,128	\$777,100	\$2,588,228	\$0.00	\$1.52	\$66,023	0.00
TOTAL		148	153.17	1,087,422	\$16,707,528	\$43,101,100	\$59,808,628	\$39.64	\$2.50	\$109,081	0.16

**RESIDENTIAL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	2,074	812.59	3,288,879	\$53,843,000	\$204,705,600	\$258,548,600	\$62.24	\$1.52	\$66,261	0.09
RR	Single Family (Rural)	59	126.83	121,058	\$3,916,500	\$7,759,400	\$11,675,900	\$64.10	\$0.71	\$30,880	0.02
DP	Duplex	292	46.68	287,244	\$3,586,824	\$14,560,756	\$18,147,580	\$50.69	\$1.76	\$76,839	0.14
CND	Condos	274	3.88	221,159	\$1,514,000	\$13,682,200	\$15,196,200	\$61.87	\$8.96	\$390,467	1.31
TH	Townhouse	423	16.54	549,396	\$2,526,746	\$26,953,100	\$29,479,846	\$49.06	\$3.51	\$152,742	0.76
MH	Mobile Homes	4	1.87	2,160	\$314,400	\$140,000	\$454,400	\$64.81	\$3.86	\$168,234	0.03
MFC	Multi-Family Complex	3,656	283.64	2,252,687	\$15,138,665	\$130,378,091	\$145,516,756	\$57.88	\$1.23	\$53,373	0.18
TOTAL		6,782	1,292.03	6,722,583	\$80,840,134	\$398,179,147	\$479,019,281	\$59.23	\$1.44	\$62,568	0.12

**AGRICULTURAL AND VACANT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
A	Agricultural	0	0.00	-	\$0	\$0	\$0	-	\$0.00	\$0	-
V	Vacant	350	221.10	-	\$8,930,800	\$0	\$8,930,800	-	\$0.93	\$40,393	-
FC	Unknown	289	107.22	-	\$0	\$0	\$0	-	\$0.00	\$0	-
ER	Error	71	93.83	-	\$2,663,000	\$7,273,600	\$9,936,600	-	\$0.65	\$28,380	-
TOTAL		710	422.15	-	\$11,593,800	\$7,273,600	\$18,867,400	-	\$0.63	\$27,464	-

**CIVIC AND INSTITUTIONAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
CV	Civic	83	167.63	-	\$6,966,700	\$34,277,200	\$41,243,900	-	\$0.95	\$41,559	-
U	University	9	16.92	-	\$557,100	\$1,567,000	\$2,124,100	-	\$0.76	\$32,929	-
P	Parks and Trails	32	147.66	-	\$2,816,900	\$2,156,900	\$4,973,800	-	\$0.44	\$19,077	-
ROW	Right of Way	12	14.06	-	\$674,575	\$351,600	\$1,026,175	-	\$1.10	\$47,994	-
TOTAL		136	346.27	-	\$11,015,275	\$38,352,700	\$49,367,975	-	\$0.73	\$31,811	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**North End District**

**Current Tax Base by Land Use, 1999**

**COMMERCIAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	12	18.58	97,713	\$1,237,400	\$4,183,800	\$5,421,200	\$42.82	\$1.53	\$66,603	0.12
O	Professional Offices	4	8.50	111,280	\$454,400	\$2,828,800	\$3,283,200	\$25.42	\$1.23	\$53,489	0.30
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
LOT	Parking Lot	9	23.32	0	\$414,940	\$71,500	\$486,440	[2]	\$0.41	\$17,794	0.00
	<b>TOTAL</b>	<b>25</b>	<b>50.39</b>	<b>208,993</b>	<b>\$2,106,740</b>	<b>\$7,084,100</b>	<b>\$9,190,840</b>	<b>\$33.90</b>	<b>\$0.96</b>	<b>\$41,806</b>	<b>0.10</b>

**RESIDENTIAL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	703	323.10	1,200,416	\$18,232,700	\$84,319,300	\$102,552,000	\$70.24	\$1.30	\$56,431	0.09
DP	Duplex	10	2.53	13,116	\$130,079	\$593,300	\$723,379	\$45.24	\$1.18	\$51,452	0.12
CND	Condos	136	0.83	91,349	\$628,000	\$5,476,400	\$6,104,400	\$59.95	\$17.43	\$759,295	2.54
TH	Townhouse	372	17.69	566,012	\$1,989,314	\$23,419,400	\$25,408,714	\$41.38	\$2.58	\$112,447	0.73
MH	Mobile Homes	338	43.74	219,700	\$1,335,400	\$10,966,000	\$12,301,400	\$49.91	\$0.70	\$30,533	0.12
MFC	Multi-Family Complex	656	64.16	715,098	\$3,127,409	\$33,243,100	\$36,370,509	\$46.49	\$1.12	\$48,743	0.26
	<b>TOTAL</b>	<b>2,215</b>	<b>452.04</b>	<b>2,805,690</b>	<b>\$25,442,902</b>	<b>\$158,017,500</b>	<b>\$183,460,402</b>	<b>\$56.32</b>	<b>\$1.29</b>	<b>\$56,284</b>	<b>0.14</b>

**AGRICULTURAL AND VACANT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
A	Agricultural	29	694.09	-	\$3,147,500	\$291,200	\$3,438,700	-	\$0.10	\$4,535	-
V	Vacant	132	198.57	-	\$4,991,700	\$0	\$4,991,700	-	\$0.58	\$25,138	-
FC	Unknown	134	78.24	-	\$0	\$0	\$0	-	\$0.00	\$0	-
ER	Error	20	61.64	-	\$988,000	\$2,158,400	\$3,146,400	-	\$0.37	\$16,030	-
	<b>TOTAL</b>	<b>315</b>	<b>1,032.54</b>	<b>-</b>	<b>\$9,127,200</b>	<b>\$2,449,600</b>	<b>\$11,576,800</b>	<b>-</b>	<b>\$0.20</b>	<b>\$8,840</b>	<b>-</b>

**CIVIC AND INSTITUTIONAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
CV	Civic	14	78.39	-	\$843,650	\$2,988,300	\$3,831,950	-	\$0.25	\$10,762	-
U	University	9	69.95	-	\$397,900	\$9,200	\$407,100	-	\$0.13	\$5,689	-
P	Parks and Trails	30	131.80	-	\$1,997,884	\$170,800	\$2,168,684	-	\$0.35	\$15,158	-
ROW	Right of Way	20	16.18	-	\$429,096	\$0	\$429,096	-	\$0.61	\$26,524	-
	<b>TOTAL</b>	<b>73</b>	<b>296.32</b>	<b>-</b>	<b>\$3,668,529</b>	<b>\$3,168,300</b>	<b>\$6,836,829</b>	<b>-</b>	<b>\$0.28</b>	<b>\$12,380</b>	<b>-</b>

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

South End District

Current Tax Base by Land Use, 1999

COMMERCIAL

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	16	22.97	172,093	\$2,703,400	\$9,664,000	\$12,367,400	\$56.16	\$2.70	\$117,673	0.17
O	Professional Offices	79	16.10	174,262	\$2,756,000	\$10,580,500	\$13,336,500	\$60.72	\$3.93	\$171,151	0.25
M	Medical Services	5	33.46	330,082	\$1,417,645	\$17,681,500	\$19,099,145	\$53.57	\$0.97	\$42,365	0.23
RD	Research & Development	1	3.19	3,565	\$117,700	\$463,700	\$581,400	\$130.07	\$0.85	\$36,944	0.03
I	Industrial	22	180.15	1,304,027	\$2,366,187	\$58,114,800	\$60,480,987	\$44.57	\$0.30	\$13,134	0.17
LOT	Parking Lot	3	12.39	0	\$188,900	\$0	\$188,900	\$0.00	\$0.35	\$15,241	0.00
TOTAL		126	268.27	1,984,029	\$9,549,832	\$96,504,500	\$106,054,332	\$48.64	\$0.82	\$35,598	0.17

RESIDENTIAL

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	29	13.48	40,627	\$648,500	\$2,151,300	\$2,799,800	\$52.95	\$1.10	\$48,096	0.07
RR	Single Family (Rural)	37	101.70	66,885	\$1,739,900	\$4,017,300	\$5,757,200	\$60.06	\$0.39	\$17,108	0.02
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	55	2.81	70,515	\$281,195	\$3,769,400	\$4,050,595	\$53.46	\$2.30	\$100,234	0.58
MH	Mobile Homes	24	3.66	15,600	\$49,300	\$1,144,000	\$1,193,300	\$73.33	\$0.31	\$13,487	0.10
MFC	Multi-Family Complex	152	9.66	110,892	\$364,395	\$6,492,715	\$6,857,110	\$58.55	\$0.87	\$37,714	0.26
TOTAL		297	131.31	304,520	\$3,083,290	\$17,574,715	\$20,658,005	\$57.71	\$0.54	\$23,482	0.05

AGRICULTURAL AND VACANT

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
A	Agricultural	0	0.00	-	\$0	\$0	\$0	-	\$0.00	\$0	-
V	Vacant	63	272.78	-	\$4,915,000	\$0	\$4,915,000	-	\$0.41	\$18,018	-
FC	Unknown	80	90.25	-	\$0	\$0	\$0	-	\$0.00	\$0	-
ER	Error	10	30.50	-	\$961,300	\$591,700	\$1,553,000	-	\$0.72	\$31,515	-
TOTAL		153	393.53	-	\$5,876,300	\$591,700	\$6,468,000	-	\$0.34	\$14,932	-

CIVIC AND INSTITUTIONAL

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
CV	Civic	11	45.06	-	\$1,742,500	\$4,059,500	\$5,802,000	-	\$0.89	\$38,675	-
U	University	5	93.89	-	\$393,792	\$0	\$393,792	-	\$0.10	\$4,194	-
P	Parks and Trails	3	12.39	-	\$188,900	\$0	\$188,900	-	\$0.35	\$15,241	-
ROW	Right of Way	15	26.29	-	\$402,557	\$0	\$402,557	-	\$0.35	\$15,314	-
TOTAL		34	177.63	-	\$2,727,749	\$4,059,500	\$6,787,249	-	\$0.35	\$15,357	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Northwest District**

**Current Tax Base by Land Use, 1999**

**COMMERCIAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	5	14.42	229,180	\$1,983,100	\$6,527,900	\$8,511,000	\$28.48	\$3.16	\$137,488	0.36
O	Professional Offices	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
LOT	Parking Lot	8	5.19	0	\$52,632	\$0	\$52,632	[2]	\$0.23	\$10,135	0.00
	<b>TOTAL</b>	<b>13</b>	<b>19.62</b>	<b>229,180</b>	<b>\$2,035,732</b>	<b>\$6,527,900</b>	<b>\$8,563,632</b>	<b>\$28.48</b>	<b>\$2.38</b>	<b>\$103,774</b>	<b>0.27</b>

**RESIDENTIAL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	363	895.73	587,166	\$11,362,400	\$37,702,800	\$49,065,200	\$64.21	\$0.29	\$12,685	0.02
DP	Duplex	6	2.60	4,972	\$67,500	\$295,600	\$363,100	\$59.45	\$0.60	\$25,959	0.04
CND	Condos	117	1.03	115,164	\$585,000	\$5,019,200	\$5,604,200	\$43.58	\$13.06	\$568,916	2.57
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	99	41.43	64,350	\$402,200	\$3,602,500	\$4,004,700	\$55.98	\$0.22	\$9,709	0.04
MFC	Multi-Family Complex	180	13.88	143,625	\$612,800	\$4,021,500	\$4,634,300	\$28.00	\$1.01	\$44,160	0.24
	<b>TOTAL</b>	<b>765</b>	<b>954.66</b>	<b>915,277</b>	<b>\$13,029,900</b>	<b>\$50,641,600</b>	<b>\$63,671,500</b>	<b>\$55.33</b>	<b>\$0.31</b>	<b>\$13,649</b>	<b>0.02</b>

**AGRICULTURAL AND VACANT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
A	Agricultural	31	951.09	-	\$4,353,500	\$854,000	\$5,207,500	-	\$0.11	\$4,577	-
V	Vacant	65	116.89	-	\$1,255,900	\$0	\$1,255,900	-	\$0.25	\$10,744	-
FC	Unknown	62	246.61	-	\$0	\$0	\$0	-	\$0.00	\$0	-
ER	Error	27	113.71	-	\$1,122,500	\$3,446,300	\$4,568,800	-	\$0.23	\$9,872	-
	<b>TOTAL</b>	<b>185</b>	<b>1,428.30</b>	<b>-</b>	<b>\$6,731,900</b>	<b>\$4,300,300</b>	<b>\$11,032,200</b>	<b>-</b>	<b>\$0.11</b>	<b>\$4,713</b>	<b>-</b>

**CIVIC AND INSTITUTIONAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
CV	Civic	15	193.59	-	\$1,234,378	\$1,847,200	\$3,081,578	-	\$0.15	\$6,376	-
U	University	4	122.95	-	\$2,372,739	\$547,200	\$2,919,939	-	\$0.44	\$19,298	-
P	Parks and Trails	7	23.46	-	\$211,962	\$223,500	\$435,462	-	\$0.21	\$9,037	-
ROW	Right of Way	9	294.16	-	\$3,731,436	\$582,400	\$4,313,836	-	\$0.29	\$12,685	-
	<b>TOTAL</b>	<b>35</b>	<b>634.16</b>	<b>-</b>	<b>\$7,550,515</b>	<b>\$3,200,300</b>	<b>\$10,750,815</b>	<b>-</b>	<b>\$0.27</b>	<b>\$11,906</b>	<b>-</b>

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Town of Blacksburg Totals**  
**Current Tax Base by Land Use, 1999**

**COMMERCIAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	9	5.52	53,566	\$792,600	\$1,675,500	\$2,468,100	\$31.28	\$3.30	\$143,592	0.22
MXC	Mixed Use-Commercial	17	4.99	204,382	\$2,047,500	\$4,957,100	\$7,004,600	\$24.25	\$9.43	\$410,606	0.94
C	Commercial	193	200.81	1,765,017	\$27,380,000	\$72,866,800	\$100,246,800	\$41.28	\$3.13	\$136,347	0.20
O	Professional Offices	115	41.31	395,974	\$5,228,900	\$18,534,600	\$23,763,500	\$46.81	\$2.91	\$126,589	0.22
M	Medical Services	5	33.46	330,082	\$1,417,645	\$17,681,500	\$19,099,145	\$53.57	\$0.97	\$42,365	0.23
RD	Research & Development	2	11.82	99,397	\$431,200	\$3,902,000	\$4,333,200	\$39.26	\$0.84	\$36,480	0.19
I	Industrial	22	180.15	1,304,027	\$2,366,187	\$58,114,800	\$60,480,987	\$44.57	\$0.30	\$13,134	0.17
LOT	Parking Lot	61	81.12	0	\$2,984,241	\$857,000	\$3,841,241	N/A	\$0.84	\$36,789	N/A
	<b>TOTAL</b>	<b>424</b>	<b>559.18</b>	<b>4,152,444</b>	<b>\$42,648,273</b>	<b>\$178,589,300</b>	<b>\$221,237,573</b>	<b>\$43.01</b>	<b>\$1.75</b>	<b>\$76,270</b>	<b>0.17</b>

**RESIDENTIAL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	2,143	836.29	3,400,628	\$56,136,700	\$210,061,000	\$266,197,700	\$61.77	\$1.54	\$67,126	0.09
RR	Single Family (Rural)	1,460	1,565.31	2,548,931	\$46,308,000	\$178,061,800	\$224,369,800	\$69.86	\$0.68	\$29,584	0.04
DP	Duplex	312	52.34	310,669	\$3,833,402	\$15,641,756	\$19,475,158	\$50.35	\$1.68	\$73,243	0.14
CND	Condos	583	6.48	464,370	\$3,081,000	\$26,377,800	\$29,458,800	\$56.80	\$10.92	\$475,765	1.65
TH	Townhouse	1,096	54.13	1,510,555	\$6,588,255	\$73,748,500	\$80,336,755	\$48.82	\$2.79	\$121,708	0.64
MH	Mobile Homes	465	90.69	301,810	\$2,101,300	\$15,852,500	\$17,953,800	\$52.52	\$0.53	\$23,170	0.08
MFC	Multi-Family Complex	6,532	475.63	4,265,197	\$25,731,647	\$234,009,758	\$259,741,405	\$54.86	\$1.24	\$54,100	0.21
	<b>TOTAL</b>	<b>12,591</b>	<b>3,080.86</b>	<b>12,802,159</b>	<b>\$143,780,304</b>	<b>\$753,753,114</b>	<b>\$897,533,418</b>	<b>\$58.88</b>	<b>\$1.07</b>	<b>\$46,669</b>	<b>0.10</b>

**AGRICULTURAL AND VACANT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
A	Agricultural	63	2,167.71	-	\$10,370,400	\$1,708,600	\$12,079,000	-	\$0.11	\$4,784	-
V	Vacant	668	960.83	-	\$23,318,000	\$0	\$23,318,000	-	\$0.56	\$24,268	-
FC	Unknown	587	541.80	-	\$0	\$0	\$0	-	\$0.00	\$0	-
ER	Error	140	305.67	-	\$6,513,100	\$15,315,100	\$21,828,200	-	\$0.49	\$21,308	-
	<b>TOTAL</b>	<b>1,458</b>	<b>3,976.02</b>	<b>-</b>	<b>\$40,201,500</b>	<b>\$17,023,700</b>	<b>\$57,225,200</b>	<b>-</b>	<b>\$0.23</b>	<b>\$10,111</b>	<b>-</b>

**CIVIC AND INSTITUTIONAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
CV	Civic	162	596.68	-	\$15,366,228	\$53,662,200	\$75,430,028	-	\$0.59	\$25,753	-
U	University	46	1,104.18	-	\$10,766,839	\$5,344,900	\$16,111,739	-	\$0.22	\$9,751	-
P	Parks and Trails	98	347.00	-	\$5,458,600	\$2,588,700	\$8,047,300	-	\$0.36	\$15,731	-
ROW	Right of Way	80	376.52	-	\$5,237,664	\$934,000	\$6,171,664	-	\$0.32	\$13,911	-
	<b>TOTAL</b>	<b>386</b>	<b>2,424.38</b>	<b>-</b>	<b>\$36,829,330</b>	<b>\$62,529,800</b>	<b>\$105,760,730</b>	<b>-</b>	<b>\$0.35</b>	<b>\$15,191</b>	<b>-</b>

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.



**Downtown District**  
**Residential Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	40	10.21	71,122	\$1,645,200	\$3,204,100	\$4,849,300	\$45.05	\$3.70	\$161,136	0.16
RR	Single Family (Rural)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
DP	Duplex	4	0.53	5,337	\$49,000	\$192,100	\$241,100	\$35.99	\$2.12	\$92,453	0.23
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	58	2.79	27,831	\$556,300	\$1,316,423	\$1,872,723	\$47.30	\$4.58	\$199,391	0.23
TOTAL		102	13.53	104,290	\$2,250,500	\$4,712,623	\$6,963,123	\$45.19	\$3.82	\$166,334	0.18

**1990-1999 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	144	11.51	115,234	\$2,295,074	\$5,088,900	\$7,383,974	\$41.51	\$4.58	\$199,391	0.23
TOTAL		144	11.51	115,234	\$2,295,074	\$5,088,900	\$7,383,974	\$0.00	\$0.00	\$0	0.00

**CURRENT DOWNTOWN LAND USES BY PARCEL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	40	10.21	71,122	\$1,645,200	\$3,204,100	\$4,849,300	\$45.05	\$3.70	\$161,136	0.16
RR	Single Family (Rural)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
DP	Duplex	4	0.53	5,337	\$49,000	\$192,100	\$241,100	\$35.99	\$2.12	\$92,453	0.23
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	202	14.30	143,065	\$2,851,374	\$6,405,323	\$9,256,697	\$44.77	\$4.58	\$199,391	0.23
TOTAL		246	25.04	219,524	\$4,545,574	\$9,801,523	\$14,347,097	\$44.65	\$4.17	\$181,529	0.20

**1990-99 Percentage Change**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
LD	Single Family (2+ acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
DP	Duplex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	248.3%	412.6%	414.1%	412.6%	386.6%	394.3%	-	-	-	-
TOTAL		141.2%	85.1%	110.5%	102.0%	108.0%	106.0%	-	-	-	-

**Percentage of Growth Total**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
LD	Single Family (2+ acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
DP	Duplex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Southwest District**  
**Residential Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	291	114.85	549,607	\$10,681,500	\$42,004,800	\$52,686,300	\$76.43	\$2.14	\$93,002	0.11
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	56	0.74	36,697	\$354,000	\$2,200,000	\$2,554,000	\$59.95	\$10.94	\$476,365	1.13
TH	Townhouse	246	17.09	324,632	\$1,791,000	\$19,606,600	\$21,397,600	\$60.40	\$2.41	\$104,783	0.44
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	1,602	85.50	810,895	\$3,455,800	\$49,994,030	\$53,449,830	\$61.65	\$0.93	\$40,417	0.22
TOTAL		2,195	218.19	1,721,832	\$16,282,300	\$113,805,430	\$130,087,730	\$66.10	\$1.71	\$74,624	0.18

**1990-1999 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	7	3.11	23,798	\$375,000	\$2,258,200	\$2,633,200	\$94.89	\$2.77	\$120,688	0.18
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	84	4.48	88,935	\$181,203	\$3,475,000	\$3,656,203	\$39.07	\$0.93	\$40,417	0.46
TOTAL		91	7.59	112,733	\$556,203	\$5,733,200	\$6,289,403	\$50.86	\$1.68	\$73,276	0.34

**CURRENT SOUTHWEST LAND USES BY PARCEL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	298	117.96	573,405	\$11,056,500	\$44,263,000	\$55,319,500	\$77.19	\$2.15	\$93,731	0.11
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	56	0.74	36,697	\$354,000	\$2,200,000	\$2,554,000	\$59.95	\$10.94	\$476,365	1.13
TH	Townhouse	246	17.09	324,632	\$1,791,000	\$19,606,600	\$21,397,600	\$60.40	\$2.41	\$104,783	0.44
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	1,686	89.99	899,830	\$3,637,003	\$53,469,030	\$57,106,033	\$59.42	\$0.93	\$40,417	0.23
TOTAL		2,286	225.78	1,834,565	\$16,838,503	\$119,538,630	\$136,377,133	\$65.16	\$1.71	\$74,578	0.19

**1990-99 Percentage Change**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
LD	Single Family (2+ acres)	2.4%	2.7%	4.3%	3.5%	5.4%	5.0%	-	-	-	-
DP	Duplex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	5.2%	5.2%	11.0%	5.2%	7.0%	6.8%	-	-	-	-
TOTAL		4.1%	3.5%	6.5%	3.4%	5.0%	4.8%	-	-	-	-

**Percentage of Growth Total**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
LD	Single Family (2+ acres)	7.7%	40.9%	21.1%	67.4%	39.4%	41.9%	-	-	-	-
DP	Duplex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	92.3%	59.1%	78.9%	32.6%	60.6%	58.1%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Midtown District**  
**Residential Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	1,983	775.82	3,098,378	\$51,142,600	\$190,152,800	\$241,295,400	\$61.37	\$1.51	\$65,921	0.09
RR	Single Family (Rural)	53	103.45	103,562	\$3,421,500	\$5,895,400	\$9,316,900	\$56.93	\$0.76	\$33,074	0.02
DP	Duplex	222	35.49	196,394	\$2,727,000	\$10,803,300	\$13,530,300	\$55.01	\$1.76	\$76,839	0.13
CND	Condos	266	2.83	203,850	\$1,354,000	\$12,163,100	\$13,517,100	\$59.67	\$10.98	\$478,132	1.65
TH	Townhouse	403	15.76	521,396	\$2,485,000	\$25,697,100	\$28,182,100	\$49.29	\$3.62	\$157,673	0.76
MH	Mobile Homes	4	1.87	2,160	\$314,400	\$140,000	\$454,400	\$64.81	\$3.86	\$168,234	0.03
MFC	Multi-Family Complex	3,334	264.29	1,914,772	\$14,105,900	\$116,420,000	\$130,525,900	\$60.80	\$1.23	\$53,373	0.17
TOTAL		6,265	1,199.51	6,040,512	\$75,550,400	\$361,271,700	\$436,822,100	\$59.81	\$1.45	\$62,984	0.12

**1990-1999 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	91	36.78	190,501	\$2,700,400	\$14,552,800	\$17,253,200	\$76.39	\$1.69	\$73,423	0.12
RR	Single Family (Rural)	6	23.38	17,496	\$495,000	\$1,864,000	\$2,359,000	\$106.54	\$0.49	\$21,172	0.02
DP	Duplex	70	11.19	90,850	\$859,823	\$3,757,456	\$4,617,279	\$41.36	\$1.76	\$76,839	0.19
CND	Condos	8	1.05	17,309	\$160,000	\$1,519,100	\$1,679,100	\$87.76	\$3.51	\$153,029	0.38
TH	Townhouse	20	0.78	28,000	\$41,746	\$1,256,000	\$1,297,746	\$44.86	\$1.23	\$53,373	0.82
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	322	19.35	337,915	\$1,032,765	\$13,958,091	\$14,990,856	\$41.31	\$1.23	\$53,373	0.40
TOTAL		517	92.53	682,071	\$5,289,734	\$36,907,447	\$42,197,181	\$54.11	\$1.31	\$57,170	0.17

**CURRENT MIDTOWN LAND USES BY PARCEL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	2,074	812.59	3,288,879	\$53,843,000	\$204,705,600	\$258,548,600	\$62.24	\$1.52	\$66,261	0.09
RR	Single Family (Rural)	59	126.83	121,058	\$3,916,500	\$7,759,400	\$11,675,900	\$64.10	\$0.71	\$30,880	0.02
DP	Duplex	292	46.68	287,244	\$3,586,824	\$14,560,756	\$18,147,580	\$50.69	\$1.76	\$76,839	0.14
CND	Condos	274	3.88	221,159	\$1,514,000	\$13,682,200	\$15,196,200	\$61.87	\$8.96	\$390,467	1.31
TH	Townhouse	423	16.54	549,396	\$2,526,746	\$26,953,100	\$29,479,846	\$49.06	\$3.51	\$152,742	0.76
MH	Mobile Homes	4	1.87	2,160	\$314,400	\$140,000	\$454,400	\$64.81	\$3.86	\$168,234	0.03
MFC	Multi-Family Complex	3,656	283.64	2,252,687	\$15,138,665	\$130,378,091	\$145,516,756	\$57.88	\$1.23	\$53,373	0.18
TOTAL		6,782	1,292.03	6,722,583	\$80,840,134	\$398,179,147	\$479,019,281	\$59.23	\$1.44	\$62,568	0.12

**1990-99 Percentage Change**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	4.6%	4.7%	6.1%	5.3%	7.7%	7.2%	-	-	-	-
LD	Single Family (2+ acres)	11.3%	22.6%	16.9%	14.5%	31.6%	25.3%	-	-	-	-
DP	Duplex	31.5%	31.5%	46.3%	31.5%	34.8%	34.1%	-	-	-	-
CND	Condos	3.0%	36.9%	8.5%	11.8%	12.5%	12.4%	-	-	-	-
TH	Townhouse	5.0%	5.0%	5.4%	1.7%	4.9%	4.6%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	9.7%	7.3%	17.6%	7.3%	12.0%	11.5%	-	-	-	-
TOTAL		8.3%	7.7%	11.3%	7.0%	10.2%	9.7%	-	-	-	-

**Percentage of Growth Total**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	17.6%	39.7%	27.9%	51.0%	39.4%	40.9%	-	-	-	-
LD	Single Family (2+ acres)	1.2%	25.3%	2.6%	9.4%	5.1%	5.6%	-	-	-	-
DP	Duplex	13.5%	12.1%	13.3%	16.3%	10.2%	10.9%	-	-	-	-
CND	Condos	1.5%	1.1%	2.5%	3.0%	4.1%	4.0%	-	-	-	-
TH	Townhouse	3.9%	0.8%	4.1%	0.8%	3.4%	3.1%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	62.3%	20.9%	49.5%	19.5%	37.8%	35.5%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**North End District**  
**Residential Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	503	130.82	749,701	\$10,670,500	\$48,977,400	\$59,647,900	\$65.33	\$1.87	\$81,566	0.13
DP	Duplex	6	1.50	9,322	\$77,100	\$386,100	\$463,200	\$41.42	\$1.18	\$51,452	0.14
CND	Condos	136	0.83	91,349	\$628,000	\$5,476,400	\$6,104,400	\$59.95	\$17.43	\$759,295	2.54
TH	Townhouse	210	9.99	304,512	\$1,123,000	\$12,813,400	\$13,936,400	\$42.08	\$2.58	\$112,447	0.70
MH	Mobile Homes	338	43.74	219,700	\$1,335,400	\$10,966,000	\$12,301,400	\$49.91	\$0.70	\$30,533	0.12
MFC	Multi-Family Complex	409	36.55	407,372	\$1,781,600	\$24,403,100	\$26,184,700	\$59.90	\$1.12	\$48,743	0.26
TOTAL		1,602	223.42	1,781,955	\$15,615,600	\$103,022,400	\$118,638,000	\$57.81	\$1.60	\$69,893	0.18

**1990-1999 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	200	192.28	450,715	\$7,562,200	\$35,341,900	\$42,904,100	\$78.41	\$0.90	\$39,330	0.05
DP	Duplex	4	1.03	3,794	\$52,979	\$207,200	\$260,179	\$54.61	\$1.18	\$51,452	0.08
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	162	7.70	261,500	\$866,314	\$10,606,000	\$11,472,314	\$40.56	\$2.58	\$112,447	0.78
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	247	27.61	307,726	\$1,345,809	\$8,840,000	\$10,185,809	\$28.73	\$1.12	\$48,743	0.26
TOTAL		613	228.62	1,023,735	\$9,827,302	\$54,995,100	\$64,822,402	\$53.72	\$0.99	\$42,985	0.10

**CURRENT NORTH END LAND USES BY PARCEL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	703	323.10	1,200,416	\$18,232,700	\$84,319,300	\$102,552,000	\$70.24	\$1.30	\$56,431	0.09
DP	Duplex	10	2.53	13,116	\$130,079	\$593,300	\$723,379	\$45.24	\$1.18	\$51,452	0.12
CND	Condos	136	0.83	91,349	\$628,000	\$5,476,400	\$6,104,400	\$59.95	\$17.43	\$759,295	2.54
TH	Townhouse	372	17.69	566,012	\$1,989,314	\$23,419,400	\$25,408,714	\$41.38	\$2.58	\$112,447	0.73
MH	Mobile Homes	338	43.74	219,700	\$1,335,400	\$10,966,000	\$12,301,400	\$49.91	\$0.70	\$30,533	0.12
MFC	Multi-Family Complex	656	64.16	715,098	\$3,127,409	\$33,243,100	\$36,370,509	\$46.49	\$1.12	\$48,743	0.26
TOTAL		2,215	452.04	2,805,690	\$25,442,902	\$158,017,500	\$183,460,402	\$56.32	\$1.29	\$56,284	0.14

**1990-99 Percentage Change**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
LD	Single Family (2+ acres)	39.8%	147.0%	60.1%	70.9%	72.2%	71.9%	-	-	-	-
DP	Duplex	66.7%	68.7%	40.7%	68.7%	53.7%	56.2%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	77.1%	77.1%	85.9%	77.1%	82.8%	82.3%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	60.4%	75.5%	75.5%	75.5%	36.2%	38.9%	-	-	-	-
TOTAL		38.3%	102.3%	57.5%	62.9%	53.4%	54.6%	-	-	-	-

**Percentage of Growth Total**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
LD	Single Family (2+ acres)	32.6%	84.1%	44.0%	77.0%	64.3%	66.2%	-	-	-	-
DP	Duplex	0.7%	0.5%	0.4%	0.5%	0.4%	0.4%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	26.4%	3.4%	25.5%	8.8%	19.3%	17.7%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	40.3%	12.1%	30.1%	13.7%	16.1%	15.7%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**South End District**  
**Residential Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	27	12.22	37,443	\$592,500	\$1,942,900	\$2,535,400	\$51.89	\$1.11	\$48,487	0.07
RR	Single Family (Rural)	36	100.45	64,221	\$1,704,900	\$3,801,400	\$5,506,300	\$59.19	\$0.39	\$16,973	0.01
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	48	2.46	61,940	\$247,000	\$3,384,400	\$3,631,400	\$54.64	\$2.30	\$100,234	0.58
MH	Mobile Homes	24	3.66	15,600	\$49,300	\$1,144,000	\$1,193,300	\$73.33	\$0.31	\$13,487	0.10
MFC	Multi-Family Complex	152	9.66	110,892	\$364,395	\$6,492,715	\$6,857,110	\$58.55	\$0.87	\$37,714	0.26
TOTAL		287	128.45	290,097	\$2,958,095	\$16,765,415	\$19,723,510	\$57.79	\$0.53	\$23,030	0.05

**1990-1999 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	2	1.26	3,184	\$56,000	\$208,400	\$264,400	\$65.45	\$1.02	\$44,311	0.06
RR	Single Family (Rural)	1	1.25	2,664	\$35,000	\$215,900	\$250,900	\$0.00	\$0.00	\$0	0.00
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	7	0.34	8,575	\$34,195	\$385,000	\$419,195	\$44.90	\$2.30	\$100,234	0.58
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		10	2.86	14,423	\$125,195	\$809,300	\$934,495	\$56.11	\$1.01	\$43,794	0.12

**CURRENT SOUTH END LAND USES BY PARCEL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	29	13.48	40,627	\$648,500	\$2,151,300	\$2,799,800	\$52.95	\$1.10	\$48,096	0.07
RR	Single Family (Rural)	37	101.70	66,885	\$1,739,900	\$4,017,300	\$5,757,200	\$60.06	\$0.39	\$17,108	0.02
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	55	2.81	70,515	\$281,195	\$3,769,400	\$4,050,595	\$53.46	\$2.30	\$100,234	0.58
MH	Mobile Homes	24	3.66	15,600	\$49,300	\$1,144,000	\$1,193,300	\$73.33	\$0.31	\$13,487	0.10
MFC	Multi-Family Complex	152	9.66	110,892	\$364,395	\$6,492,715	\$6,857,110	\$58.55	\$0.87	\$37,714	0.26
TOTAL		297	131.31	304,520	\$3,083,290	\$17,574,715	\$20,658,005	\$57.71	\$0.54	\$23,482	0.05

**1990-99 Percentage Change**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	7.4%	10.3%	8.5%	9.5%	10.7%	10.4%	-	-	-	-
LD	Single Family (2+ acres)	2.8%	1.2%	4.1%	2.1%	5.7%	4.6%	-	-	-	-
DP	Duplex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	14.6%	13.8%	13.8%	13.8%	11.4%	11.5%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		3.5%	2.2%	5.0%	4.2%	4.8%	4.7%	-	-	-	-

**Percentage of Growth Total**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	20.0%	44.2%	22.1%	44.7%	25.8%	28.3%	-	-	-	-
LD	Single Family (2+ acres)	10.0%	43.9%	18.5%	28.0%	26.7%	26.8%	-	-	-	-
DP	Duplex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	70.0%	11.9%	59.5%	27.3%	47.6%	44.9%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Northwest District**  
**Residential Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	286	821.60	446,504	\$9,289,700	\$27,574,600	\$36,864,300	\$61.76	\$0.26	\$11,307	0.01
DP	Duplex	6	2.60	4,972	\$67,500	\$295,600	\$363,100	\$59.45	\$0.60	\$25,959	0.04
CND	Condos	117	1.03	115,164	\$585,000	\$5,019,200	\$5,604,200	\$43.58	\$13.06	\$568,916	2.57
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	99	41.43	64,350	\$402,200	\$3,602,500	\$4,004,700	\$55.98	\$0.22	\$9,709	0.04
MFC	Multi-Family Complex	180	13.88	143,625	\$612,800	\$4,021,500	\$4,634,300	\$28.00	\$1.01	\$44,160	0.24
TOTAL		688	880.54	774,615	\$10,957,200	\$40,513,400	\$51,470,600	\$52.30	\$0.29	\$12,444	0.02

**1990-1999 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	77	74.12	140,662	\$2,072,700	\$10,128,200	\$12,200,900	\$72.00	\$0.64	\$27,964	0.04
DP	Duplex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
CND	Condos	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		77	74.12	140,662	\$2,072,700	\$10,128,200	\$12,200,900	\$72.00	\$0.64	\$27,964	0.04

**CURRENT NORTHWEST LAND USES BY PARCEL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RR	Single Family (Rural)	363	895.73	587,166	\$11,362,400	\$37,702,800	\$49,065,200	\$64.21	\$0.29	\$12,685	0.02
DP	Duplex	6	2.60	4,972	\$67,500	\$295,600	\$363,100	\$59.45	\$0.60	\$25,959	0.04
CND	Condos	117	1.03	115,164	\$585,000	\$5,019,200	\$5,604,200	\$43.58	\$13.06	\$568,916	2.57
TH	Townhouse	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MH	Mobile Homes	99	41.43	64,350	\$402,200	\$3,602,500	\$4,004,700	\$55.98	\$0.22	\$9,709	0.04
MFC	Multi-Family Complex	180	13.88	143,625	\$612,800	\$4,021,500	\$4,634,300	\$28.00	\$1.01	\$44,160	0.24
TOTAL		765	954.66	915,277	\$13,029,900	\$50,641,600	\$63,671,500	\$55.33	\$0.31	\$13,649	0.02

**1990-99 Percentage Change**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
LD	Single Family (2+ acres)	26.9%	9.0%	31.5%	22.3%	36.7%	33.1%	-	-	-	-
DP	Duplex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		11.2%	8.4%	18.2%	18.9%	25.0%	23.7%	-	-	-	-

**Percentage of Growth Total**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
LD	Single Family (2+ acres)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-
DP	Duplex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
CND	Condos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TH	Townhouse	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Town of Blacksburg**  
**Residential Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	2,050	798.25	3,206,943	\$53,380,300	\$195,299,800	\$248,680,100	\$60.90	\$1.54	\$66,872	0.09
RR	Single Family (Rural)	1,169	1,271.17	1,913,596	\$35,768,100	\$128,253,600	\$164,021,700	\$67.02	\$0.65	\$28,138	0.03
DP	Duplex	238	40.12	216,025	\$2,920,600	\$11,677,100	\$14,597,700	\$54.05	\$1.67	\$72,799	0.12
CND	Condos	575	5.43	447,061	\$2,921,000	\$24,858,700	\$27,779,700	\$55.60	\$12.35	\$537,904	1.89
TH	Townhouse	907	45.30	1,212,480	\$5,646,000	\$61,501,500	\$67,147,500	\$50.72	\$2.86	\$124,624	0.61
MH	Mobile Homes	465	90.69	301,810	\$2,101,300	\$15,852,500	\$17,953,800	\$52.52	\$0.53	\$23,170	0.08
MFC	Multi-Family Complex	5,735	412.67	3,415,387	\$20,876,795	\$202,647,767	\$223,524,563	\$59.33	\$1.16	\$50,589	0.19
TOTAL		11,139	2,663.64	10,713,301	\$123,614,096	\$640,090,967	\$763,705,063	\$59.75	\$1.07	\$46,408	0.09

**1990-1999 DEVELOPMENT**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	93	38.04	193,685	\$2,756,400	\$14,761,200	\$17,517,600	\$76.21	\$1.66	\$72,456	0.12
RR	Single Family (Rural)	291	294.14	635,335	\$10,539,900	\$49,808,200	\$60,348,100	\$78.40	\$0.82	\$35,833	0.05
DP	Duplex	74	12.22	94,644	\$912,802	\$3,964,656	\$4,877,458	\$41.89	\$1.71	\$74,699	0.18
CND	Condos	8	1.05	17,309	\$160,000	\$1,519,100	\$1,679,100	\$87.76	\$3.51	\$153,029	0.38
TH	Townhouse	189	8.83	298,075	\$942,255	\$12,247,000	\$13,189,255	\$41.09	\$2.45	\$106,741	0.78
MH	Mobile Homes	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MFC	Multi-Family Complex	797	62.95	849,810	\$4,854,851	\$31,361,991	\$36,216,842	\$36.90	\$1.77	\$77,117	0.31
TOTAL		1,452	417.23	2,088,858	\$20,166,208	\$113,662,147	\$133,828,355	\$54.41	\$1.11	\$48,334	0.11

**CURRENT OLD TOWN LAND USES BY PARCEL**

		Units	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
LD	Single Family (Low Density)	2,143	836.29	3,400,628	\$56,136,700	\$210,061,000	\$266,197,700	\$61.77	\$1.54	\$67,126	0.09
RR	Single Family (Rural)	1,460	1,565.31	2,548,931	\$46,308,000	\$178,061,800	\$224,369,800	\$69.86	\$0.68	\$29,584	0.04
DP	Duplex	312	52.34	310,669	\$3,833,402	\$15,641,756	\$19,475,158	\$50.35	\$1.68	\$73,243	0.14
CND	Condos	583	6.48	464,370	\$3,081,000	\$26,377,800	\$29,458,800	\$56.80	\$10.92	\$475,765	1.65
TH	Townhouse	1,096	54.13	1,510,555	\$6,588,255	\$73,748,500	\$80,336,755	\$48.82	\$2.79	\$121,708	0.64
MH	Mobile Homes	465	90.69	301,810	\$2,101,300	\$15,852,500	\$17,953,800	\$52.52	\$0.53	\$23,170	0.08
MFC	Multi-Family Complex	6,532	475.63	4,265,197	\$25,731,647	\$234,009,758	\$259,741,405	\$54.86	\$1.24	\$54,100	0.21
TOTAL		12,591	3,080.86	12,802,159	\$143,780,304	\$753,753,114	\$897,533,418	\$58.88	\$1.07	\$46,669	0.10

**1990-99 Percentage Change**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	4.5%	4.8%	6.0%	5.2%	7.6%	7.0%	-	-	-	-
LD	Single Family (2+ acres)	24.9%	23.1%	33.2%	29.5%	38.8%	36.8%	-	-	-	-
DP	Duplex	31.1%	30.5%	43.8%	31.3%	34.0%	33.4%	-	-	-	-
CND	Condos	1.4%	19.3%	3.9%	5.5%	6.1%	6.0%	-	-	-	-
TH	Townhouse	20.8%	19.5%	24.6%	16.7%	19.9%	19.6%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	13.9%	15.3%	24.9%	23.3%	15.5%	16.2%	-	-	-	-
TOTAL		13.0%	15.7%	19.5%	16.3%	17.8%	17.5%	-	-	-	-

**Percentage of Growth Total**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
SF	Single Family (Under 2 acres)	6.4%	9.1%	9.3%	13.7%	13.0%	13.1%	-	-	-	-
LD	Single Family (2+ acres)	20.0%	70.5%	30.4%	52.3%	43.8%	45.1%	-	-	-	-
DP	Duplex	5.1%	2.9%	4.5%	4.5%	3.5%	3.6%	-	-	-	-
CND	Condos	0.6%	0.3%	0.8%	0.8%	1.3%	1.3%	-	-	-	-
TH	Townhouse	13.0%	2.1%	14.3%	4.7%	10.8%	9.9%	-	-	-	-
MH	Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MFC	Multi-Family Complex	54.9%	15.1%	40.7%	24.1%	27.6%	27.1%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Downtown District**  
**Employment-Generating Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	7	1.82	38,824	\$663,600	\$1,214,600	\$1,878,200	\$31.28	\$8.37	\$364,615	0.49
MXC	Mixed Use-Commercial	15	2.82	161,571	\$1,678,700	\$3,758,300	\$5,437,000	\$23.26	\$13.67	\$595,284	1.32
C	Commercial	57	15.78	290,288	\$5,972,600	\$11,952,900	\$17,925,500	\$41.18	\$8.69	\$378,492	0.42
O	Professional Offices	14	4.17	44,662	\$791,700	\$1,971,300	\$2,763,000	\$44.14	\$4.36	\$189,856	0.25
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		93	24.59	535,345	\$9,106,600	\$18,897,100	\$28,003,700	\$35.30	\$8.50	\$370,338	0.50

**1990-1999 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	2	1.27	11,203	\$384,100	\$593,900	\$978,000	\$53.01	\$6.94	\$302,441	0.20
O	Professional Offices	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		2	1.27	11,203	\$384,100	\$593,900	\$978,000	\$53.01	\$6.94	\$302,441	0.20

**CURRENT OLD TOWN LAND USES BY PARCEL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	7	1.82	38,824	\$663,600	\$1,214,600	\$1,878,200	\$31.28	\$8.37	\$364,615	0.49
MXC	Mixed Use-Commercial	15	2.82	161,571	\$1,678,700	\$3,758,300	\$5,437,000	\$23.26	\$13.67	\$595,284	1.32
C	Commercial	59	17.05	301,491	\$6,356,700	\$12,546,800	\$18,903,500	\$41.62	\$8.56	\$372,827	0.41
O	Professional Offices	14	4.17	41,795	\$791,700	\$1,971,300	\$2,763,000	\$47.17	\$4.36	\$189,856	0.23
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		95	25.86	543,680	\$9,490,700	\$19,491,000	\$28,981,700	\$35.85	\$8.43	\$367,003	0.48

**90-99 PERCENTAGE OF TOTAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	3.4%	7.4%	3.7%	6.0%	4.7%	5.2%	-	-	-	-
O	Professional Offices	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		2.1%	4.9%	2.1%	4.0%	3.0%	3.4%	-	-	-	-

**PERCENTAGE OF GROWTH FIGURES**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-
O	Professional Offices	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.



**Southwest District**  
**Employment-Generating Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	1	0.46	5,224	\$45,000	\$163,400	\$208,400	\$31.28	\$2.25	\$97,826	0.26
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	6	26.00	82,937	\$1,763,000	\$4,568,400	\$6,331,400	\$55.08	\$1.56	\$67,815	0.07
O	Professional Offices	2	0.99	3,479	\$155,000	\$540,900	\$695,900	\$155.48	\$3.60	\$156,787	0.08
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		9	27.45	91,640	\$1,963,000	\$5,272,700	\$7,235,700	\$57.54	\$1.64	\$71,523	0.08

**1990-1999 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	1	1.42	2,628	\$174,600	\$282,600	\$457,200	\$107.53	\$2.82	\$123,051	0.04
O	Professional Offices	1	0.22	4,872	\$103,500	\$317,000	\$420,500	\$65.07	\$10.62	\$462,679	0.50
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		2	1.64	7,500	\$278,100	\$599,600	\$877,700	\$79.95	\$3.89	\$169,302	0.10

**CURRENT HETHWOOD LAND USES BY PROPERTY**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	1	0.46	5,224	\$45,000	\$163,400	\$208,400	\$31.28	\$2.25	\$97,826	0.26
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	7	27.42	85,565	\$1,937,600	\$4,851,000	\$6,788,600	\$56.69	\$1.62	\$70,674	0.07
O	Professional Offices	3	1.21	8,351	\$258,500	\$857,900	\$1,116,400	\$102.73	\$4.90	\$213,231	0.16
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		11	29.09	99,140	\$2,241,100	\$5,872,300	\$8,113,400	\$59.23	\$1.77	\$77,044	0.08

**90-99 PERCENTAGE OF TOTAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	14.3%	5.2%	3.1%	9.0%	5.8%	6.7%	-	-	-	-
O	Professional Offices	33.3%	18.5%	58.3%	40.0%	37.0%	37.7%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		18.2%	5.6%	7.6%	12.4%	10.2%	10.8%	-	-	-	-

**PERCENTAGE OF GROWTH FIGURES**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	50.0%	86.4%	35.0%	62.8%	47.1%	52.1%	-	-	-	-
O	Professional Offices	50.0%	13.6%	65.0%	37.2%	52.9%	47.9%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Midtown District**  
**Employment-Generating Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	1	3.24	9,517	\$84,000	\$297,500	\$381,500	\$31.26	\$0.60	\$25,926	0.07
MXC	Mixed Use-Commercial	2	2.17	42,811	\$368,800	\$1,198,800	\$1,567,600	\$28.00	\$3.90	\$169,954	0.45
C	Commercial	82	80.30	707,578	\$10,306,800	\$22,588,400	\$32,895,200	\$31.92	\$2.95	\$128,350	0.20
O	Professional Offices	15	11.33	60,286	\$968,300	\$2,296,100	\$3,264,400	\$38.09	\$1.96	\$85,463	0.12
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	1	8.63	95,832	\$313,500	\$3,438,300	\$3,751,800	\$35.88	\$0.83	\$36,327	0.25
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		101	105.67	916,024	\$12,041,400	\$29,819,100	\$41,860,500	\$32.55	\$2.62	\$113,950	0.20

**1990-1999 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	12	20.07	171,398	\$2,855,000	\$12,504,900	\$15,359,900	\$72.96	\$3.27	\$142,281	0.20
O	Professional Offices	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		12	20.07	171,398	\$2,855,000	\$12,504,900	\$15,359,900	\$72.96	\$3.27	\$142,281	0.20

**CURRENT MIDTOWN CRESCENT LAND USES BY PROPERTY**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	1	3.24	9,518	\$84,000	\$297,500	\$381,500	\$31.26	\$0.60	\$25,928	0.07
MXC	Mixed Use-Commercial	2	2.17	42,811	\$368,800	\$1,198,800	\$1,567,600	\$28.00	\$3.91	\$170,226	0.45
C	Commercial	94	100.37	878,976	\$13,161,800	\$35,093,300	\$48,255,100	\$39.93	\$3.01	\$131,135	0.20
O	Professional Offices	15	11.33	60,286	\$968,300	\$2,296,100	\$3,264,400	\$38.09	\$1.96	\$85,494	0.12
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	1	8.63	95,832	\$313,500	\$3,438,300	\$3,751,800	\$35.88	\$0.83	\$36,309	0.25
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		113	125.73	1,087,422	\$14,896,400	\$42,324,000	\$57,220,400	\$38.92	\$2.72	\$118,475	0.20

**90-99 PERCENTAGE OF TOTAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	12.8%	20.0%	19.5%	21.7%	35.6%	31.8%	-	-	-	-
O	Professional Offices	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		10.6%	16.0%	15.8%	19.2%	29.5%	26.8%	-	-	-	-

**PERCENTAGE OF GROWTH FIGURES**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-
O	Professional Offices	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**North End District**  
**Employment-Generating Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	9	5.95	38,194	\$547,800	\$1,354,000	\$1,901,800	\$35.45	\$2.11	\$92,050	0.15
O	Professional Offices	3	7.46	105,638	\$386,000	\$2,625,800	\$3,011,800	\$24.86	\$1.19	\$51,751	0.33
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		12	13.41	143,832	\$933,800	\$3,979,800	\$4,913,600	\$27.67	\$1.60	\$69,635	0.25

**1990-1999 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	3	12.63	59,518	\$689,600	\$2,829,800	\$3,519,400	\$47.54	\$1.25	\$54,610	0.11
O	Professional Offices	1	1.04	5,642	\$68,400	\$203,000	\$271,400	\$35.98	\$1.52	\$65,999	0.12
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		4	13.66	65,160	\$758,000	\$3,032,800	\$3,790,800	\$46.54	\$1.27	\$55,474	0.11

**CURRENT NORTH END LAND USES BY PROPERTY**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	12	18.58	97,713	\$1,237,400	\$4,183,800	\$5,421,200	\$42.82	\$1.53	\$66,603	0.12
O	Professional Offices	4	8.50	111,280	\$454,400	\$2,828,800	\$3,283,200	\$25.42	\$1.23	\$53,489	0.30
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		16	27.07	208,993	\$1,691,800	\$7,012,600	\$8,704,400	\$33.55	\$1.43	\$62,488	0.18

**90-99 PERCENTAGE OF TOTAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	25.0%	68.0%	60.9%	55.7%	67.6%	64.9%	-	-	-	-
O	Professional Offices	25.0%	12.2%	5.1%	15.1%	7.2%	8.3%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		25.0%	50.5%	31.2%	44.8%	43.2%	43.6%	-	-	-	-

**PERCENTAGE OF GROWTH FIGURES**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	75.0%	92.4%	91.3%	91.0%	93.3%	92.8%	-	-	-	-
O	Professional Offices	25.0%	7.6%	8.7%	9.0%	6.7%	7.2%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**South End District**  
**Employment-Generating Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	12	17.81	121,843	\$1,941,200	\$6,738,200	\$8,679,400	\$55.30	\$2.50	\$108,995	0.16
O	Professional Offices	67	9.53	127,400	\$1,850,300	\$7,896,000	\$9,746,300	\$61.98	\$4.46	\$194,168	0.31
M	Medical Services	5	33.46	330,081	\$1,417,645	\$17,681,500	\$19,099,145	\$53.57	\$0.97	\$42,368	0.23
RD	Research & Development	1	3.19	3,565	\$117,700	\$463,700	\$581,400	\$130.07	\$0.85	\$36,897	0.03
I	Industrial	11	102.12	642,567	\$1,132,407	\$22,342,900	\$23,475,307	\$34.77	\$0.25	\$11,089	0.14
TOTAL		96	166.11	1,225,456	\$6,459,252	\$55,122,300	\$61,581,552	\$44.98	\$0.89	\$38,886	0.17

**1990-1999 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	4	5.16	50,250	\$762,200	\$2,925,800	\$3,688,000	\$58.22	\$3.39	\$147,602	0.22
O	Professional Offices	12	6.57	46,862	\$905,700	\$2,684,500	\$3,590,200	\$57.29	\$3.16	\$137,783	0.16
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	11	78.03	661,460	\$1,233,780	\$35,771,900	\$32,647,256	\$54.08	\$0.36	\$15,811	0.19
TOTAL		27	89.77	758,572	\$2,901,680	\$41,382,200	\$39,925,456	\$54.55	\$0.74	\$32,324	0.19

**CURRENT SOUTH END LAND USES BY PROPERTY**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	16	22.97	172,093	\$2,703,400	\$9,664,000	\$12,367,400	\$56.16	\$2.70	\$117,673	0.17
O	Professional Offices	79	16.10	174,262	\$2,756,000	\$10,580,500	\$13,336,500	\$60.72	\$3.93	\$171,151	0.25
M	Medical Services	5	33.46	330,082	\$1,417,645	\$17,681,500	\$19,099,145	\$53.57	\$0.97	\$42,365	0.23
RD	Research & Development	1	3.19	3,565	\$117,700	\$463,700	\$581,400	\$130.07	\$0.85	\$36,944	0.03
I	Industrial	22	180.15	1,304,027	\$2,366,187	\$58,114,800	\$60,480,987	\$44.57	\$0.30	\$13,134	0.17
TOTAL		123	255.88	1,984,029	\$9,360,932	\$96,504,500	\$105,865,432	\$48.64	\$0.84	\$36,584	0.18

**90-99 PERCENTAGE OF TOTAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	#DIV/0!	-	-	-	-
C	Commercial	25.0%	22.5%	29.2%	28.2%	30.3%	29.8%	-	-	-	-
O	Professional Offices	15.2%	40.8%	26.9%	32.9%	25.4%	26.9%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	50.0%	43.3%	50.7%	52.1%	61.6%	54.0%	-	-	-	-
TOTAL		22.0%	35.1%	38.2%	31.0%	42.9%	37.7%	-	-	-	-

**PERCENTAGE OF GROWTH FIGURES**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	14.8%	5.8%	6.6%	26.3%	7.1%	9.2%	-	-	-	-
O	Professional Offices	44.4%	7.3%	6.2%	31.2%	6.5%	9.0%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	40.7%	86.9%	87.2%	42.5%	86.4%	81.8%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Northwest District**  
**Employment-Generating Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	4	13.77	225,434	\$1,880,000	\$6,255,200	\$8,135,200	\$27.75	\$3.14	\$136,575	0.38
O	Professional Offices	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		4	13.77	225,434	\$1,880,000	\$6,255,200	\$8,135,200	\$27.75	\$3.14	\$136,575	0.38

**1990-1999 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	1	0.66	3,746	\$103,100	\$272,700	\$375,800	\$72.80	\$3.59	\$156,572	0.13
O	Professional Offices	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		1	0.66	3,746	\$103,100	\$272,700	\$375,800	\$72.80	\$3.59	\$156,572	0.13

**CURRENT TOM'S CREEK BASIN LAND USES BY PROPERTY**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	5	14.42	229,180	\$1,983,100	\$6,527,900	\$8,511,000	\$28.48	\$3.16	\$137,488	0.36
O	Professional Offices	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
TOTAL		5	14.42	229,180	\$1,983,100	\$6,527,900	\$8,511,000	\$28.48	\$3.16	\$137,488	0.36

**90-99 PERCENTAGE OF TOTAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	20.0%	4.6%	1.6%	5.2%	4.2%	4.4%	-	-	-	-
O	Professional Offices	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		20.0%	4.6%	1.6%	5.2%	4.2%	4.4%	-	-	-	-

**PERCENTAGE OF GROWTH FIGURES**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-
O	Professional Offices	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.

**Town of Blacksburg**  
**Employment-Generating Development Trends**  
**1990-1999**

**PRE 1990 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	9	5.52	53,566	\$792,600	\$1,675,500	\$2,468,100	\$31.28	\$3.30	\$143,592	0.22
MXC	Mixed Use-Commercial	17	4.99	204,382	\$2,047,500	\$4,957,100	\$7,004,600	\$24.25	\$9.43	\$410,606	0.94
C	Commercial	170	159.61	1,466,274	\$22,411,400	\$53,457,100	\$75,868,500	\$36.46	\$3.22	\$140,417	0.21
O	Professional Offices	101	33.47	338,598	\$4,151,300	\$15,330,100	\$19,481,400	\$45.28	\$2.85	\$124,020	0.23
M	Medical Services	5	33.46	330,082	\$1,417,645	\$17,681,500	\$19,099,145	\$53.57	\$0.97	\$42,365	0.23
RD	Research & Development	2	11.82	99,397	\$431,200	\$3,902,000	\$4,333,200	\$39.26	\$0.84	\$36,480	0.19
I	Industrial	11	102.12	642,567	\$1,132,407	\$22,342,900	\$23,475,307	\$34.77	\$0.25	\$11,089	0.14
TOTAL		315	350.99	3,134,865	\$32,384,053	\$119,346,200	\$151,730,253	\$38.07	\$2.12	\$92,265	0.21

**1990-1999 DEVELOPMENT**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
MXC	Mixed Use-Commercial	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
C	Commercial	23	41.20	298,743	\$4,968,600	\$19,409,700	\$24,378,300	\$64.97	\$2.77	\$120,583	0.17
O	Professional Offices	14	7.83	57,376	\$1,077,600	\$3,204,500	\$4,282,100	\$55.85	\$3.16	\$137,564	0.17
M	Medical Services	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
RD	Research & Development	0	0.00	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0	0.00
I	Industrial	11	78.03	661,460	\$1,233,780	\$35,771,900	\$37,005,680	\$54.08	\$0.36	\$15,811	0.19
TOTAL		48	127.07	1,017,580	\$7,279,980	\$58,386,100	\$65,666,080	\$57.38	\$1.32	\$57,292	0.18

**CURRENT TOWN OF BLACKSBURG LAND USES BY PROPERTY**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	9	5.52	53,566	\$792,600	\$1,675,500	\$2,468,100	\$31.28	\$3.30	\$143,592	0.22
MXC	Mixed Use-Commercial	17	4.99	204,382	\$2,047,500	\$4,957,100	\$7,004,600	\$24.25	\$9.43	\$410,606	0.94
C	Commercial	193	200.81	1,765,017	\$27,380,000	\$72,866,800	\$100,246,800	\$41.28	\$3.13	\$136,347	0.20
O	Professional Offices	115	41.31	395,974	\$5,228,900	\$18,534,600	\$23,763,500	\$46.81	\$2.91	\$126,589	0.22
M	Medical Services	5	33.46	330,082	\$1,417,645	\$17,681,500	\$19,099,145	\$53.57	\$0.97	\$42,365	0.23
RD	Research & Development	2	11.82	99,397	\$431,200	\$3,902,000	\$4,333,200	\$39.26	\$0.84	\$36,480	0.19
I	Industrial	22	180.15	1,304,027	\$2,366,187	\$58,114,800	\$60,480,987	\$44.57	\$0.30	\$13,134	0.17
TOTAL		363	478.06	4,152,444	\$39,664,032	\$177,732,300	\$217,396,332	\$42.80	\$1.90	\$82,969	0.20

**90-99 PERCENTAGE OF TOTAL**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	11.9%	20.5%	16.9%	18.1%	26.6%	24.3%	-	-	-	-
O	Professional Offices	12.2%	19.0%	14.5%	20.6%	17.3%	18.0%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	50.0%	43.3%	50.7%	52.1%	61.6%	61.2%	-	-	-	-
TOTAL		13.2%	26.6%	24.5%	18.4%	32.9%	30.2%	-	-	-	-

**PERCENTAGE OF GROWTH FIGURES**

		Parcels	Acreage	Building SF	Land AV	Building AV	Total AV	Building AV/SF	Land AV/SF	Land AV/Acre	FAR
MXR	Mixed Use-Residential	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
MXC	Mixed Use-Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
C	Commercial	47.9%	32.4%	29.4%	68.3%	33.2%	37.1%	-	-	-	-
O	Professional Offices	29.2%	6.2%	5.6%	14.8%	5.5%	6.5%	-	-	-	-
M	Medical Services	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
RD	Research & Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-
I	Industrial	22.9%	61.4%	65.0%	16.9%	61.3%	56.4%	-	-	-	-
TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-

SOURCE: Montgomery County Property Assessor's Office, 1999 and RKG Associates, Inc.